

TOWN OF KENT
TOWN BOARD MEETING
Tuesday, December 19, 2017

Public Hearing – 7:00 p.m.

Town Code amendment to restrict the production of concrete in all use districts except the IOC

Workshop

1. Pledge of Allegiance
2. Budget Transfers
3. Highway Department – purchase of 5 ton roller
4. Planning – Accept Erosion Control Bond TM# 10.2-1-71, return Erosion Control Bonds TM# 42.08-1-2 and TM# 22-2-5
5. Lake Carmel Fire Department – new member
6. Resignation of Tim Curtiss
7. Resignation of Neil Wilson
8. Code Enforcement – Clean-up of TM# 33.34-1-43
9. Assessor – Real Property Data Collector, vacation carryover
10. Cypress Creek Renewables Payment in Lieu of Taxes
11. Route 52 Project Lead Agency Status
12. Town Litigation Attorney interviews
13. Announcements
14. Public Comment

Meeting

1. Roll Call
2. Vote on the following:
 - a) Local Law to restrict the production of concrete in all use districts except the IOC
 - b) Budget transfers
 - c) Purchase of 5 ton roller
 - d) Erosion Control Bonds
 - e) New member of Lake Carmel Fire Department
 - f) Resignation of Tim Curtiss
 - g) Resignation of Neil Wilson
 - h) Cleanup of TM# 33.34-1-43
 - i) Town Clerk to advertise for Real Property Data Collector
 - j) Assessor vacation carryover
 - k) Appoint Town Prosecutor
 - l) Consent Judgment TM# 42.2-42
 - m) Consent Judgment TM 22.82-1-58
 - n) Route 52 Project Lead Agency Status
3. Vouchers and claims
4. Correspondence
5. Public comment

1. WHEREAS, the Finance Department has requested a budgetary transfer to cover under budgeted expenses, and now therefore be it RESOLVED that the following budgetary transfers be made:

Increase Appropriation

A.1110.802	Municipal Court - Medical Insurance	\$	1,300.00	(Original budget was based on estimate)
A.1220.801	Supervisor - Retirement	\$	89.00	
A.1220.802	Supervisor - Medical Insurance	\$	772.00	(Original budget was based on estimate)
A.1310.400	Finance - Contractual	\$	2,850.00	(Timeclock Plus Upgrade)
A.1310.802	Finance - Medical Insurance	\$	772.00	(Original budget was based on estimate)
A.1410.802	Town Clerk - Medical Insurance	\$	2,884.00	(Original budget was based on estimate)
A.1460.400	Records Management - Contractual	\$	71.00	
A.1620.102	Buildings - Operations & Maint - Payroll	\$	1,869.00	(Non-union salary adjustment)
A.1620.802	Buildings - Operations & Maint - Medical Ins	\$	264.00	(Original budget was based on estimate)
A.1640.404	Central Garage - Auto Repair	\$	55.00	
A.1640.801	Central Garage - Retirement	\$	3,911.00	
A.1640.802	Central Garage - Medical Insurance	\$	3,922.00	(Original budget was based on estimate)
A.3120.411	Police - First Aid	\$	320.00	(Medical Supplies)
A.3120.802	Police - Medical Insurance	\$	34,165.00	(Orig budget was based on estimate and fam vs single)
A.3120.818	Police - Medical Insurance/Dispatchers	\$	3,449.00	(Original budget was based on estimate)
A.3310.400	Traffic Control - Contractual	\$	520.00	
A.3620.802	Safety Inspection - Medical Ins	\$	1,485.00	(Original budget was based on estimate)
A.3989.400	Other Public Safety - Contractual	\$	3,525.00	(Abandoned Prop Clean-up)
A.5010.200	Highway and Street Admin Equip	\$	1,500.00	(Defibrillators)
A.5182.400	Street Lighting - Contractual	\$	961.00	
A.7020.801	Recreation Admin - Retirement	\$	699.00	
A.7110.801	Parks - Retirement	\$	251.00	
A.7310.504	Recreation - Youth Programs - Laser Tag	\$	60.00	
A.8010.400	Zoning - Contractual	\$	111.00	(Legal fees)
A.8664.404	Code Enforcer - Auto Repair	\$	104.00	
		\$	<u>65,909.00</u>	

Decrease Appropriation

A.1310.100	Finance - Personal Services	\$	(3,622.00)	
A.1620.801	Buildings - Operations & Maint - Retirement	\$	(264.00)	
A.1640.400	Central Garage - Contractual	\$	(7,888.00)	
A.1990.400	Contingency	\$	(1,940.00)	
A.3120.150	Police - Sick Payout	\$	(37,934.00)	
A.1420.416	Law - Other Services	\$	(111.00)	
A.7020.802	Recreation Administration - Medical Insurance	\$	(699.00)	
A.7110.802	Parks - Medical	\$	(251.00)	
A.8664.100	Code Enforcer - Personal Services	\$	(104.00)	
A.9040.804	Workers Comp	\$	(13,036.00)	
		\$	<u>(65,849.00)</u>	

Increase Revenue

A.2001.504	Recreation - Laser tag	\$	60.00	
		\$	<u>60.00</u>	

2017 Fiscal impact increase \$ 60.00

2. WHEREAS, the Recycling Center has requested a budgetary ammendment to transfer from Fund Balance - Restricted for Recycling to cover change orders to the cost of the Recycling Building and now therefore be it RESOLVED that the following budgetary ammendment be made:

Increase Appropriation

A.8161.200	Recycling - Equipment	\$	5,180.00	(Recycling Bldg Change orders)
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Increase Appropriated Fund Balance

A	Appropriated Fund Balance - Recycling reserve	\$	5,180.00
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2017 Fiscal impact increase	\$	5,180.00
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3. WHEREAS, the Police Department has requested a budgetary transfer to cover police overtime expended while covering court security through December 31, 2017,
and now therefore be it RESOLVED that the following budgetary transfer be made:

Increase Appropriation

A.3120.140	Police Overtime	\$	2,160.36
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Decrease Appropriation

A.1110.110	Municipal Court - PT	\$	(2,160.36)
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2017 Fiscal impact increase	\$	-
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4. WHEREAS, Highway Department has requested a budgetary transfer to cover under budgeted expenses, and now therefore be it RESOLVED that the following budgetary transfers be made:

Increase Appropriation

DA.5130.200	Highway - Equipment	\$	69,174.00	Roller and Other Equip
DA.5130.400	Machinery Contractual	\$	7,000.00	Pressure washer and plastic mats

Decrease Appropriation

DA.9040.804	Workers Compensation	\$	(57,174.00)
DA.5130.403	Machinery Gas	\$	(12,000.00)
DA.9010.801	NYS Retirement	\$	(7,000.00)

2017 Fiscal impact \$0	
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5. WHEREAS, Lake Carmel Park District has requested a budgetary transfer to cover under budgeted expenses, and now therefore be it RESOLVED that the following budgetary transfers be made:

Increase Appropriation

SP1.7110.438	Parks - LC Dam Engineering Costs	\$	17,465.00
SP1.9010.801	NYS Retirement	\$	3,450.00
		\$	20,915.00

Decrease Appropriation

SP1.7110.404	Parks - Auto Repair	\$	(2,426.00)
SP1.9040.804	Workers Comp	\$	(1,024.00)
		\$	(3,450.00)

Increase Appropriate Fund Balance

SP1	Appropriated Fund Balance	\$	17,465.00
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2017 Fiscal impact increase	\$	17,465.00
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6. WHEREAS, Lake Carmel Sanitation Department has requested a budgetary transfer to cover under budgeted expenses, and now therefore be it RESOLVED that the following budgetary transfers be made:

Increase Appropriation

SR.9010.801	NYS Retirement	\$	9,558.00
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Decrease Appropriation

SR.9040.804	Workers Compensation	\$	(9,558.00)
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2017 Fiscal impact \$0

WHEREAS, Water District 1 has requested a budgetary appropriation to cover an emergency water leak repair, and now therefore be it RESOLVED that the following budgetary appropriation be made:

Increase Appropriation

SW1.8340.400	Transmission/Distribution contractual	\$	1,886.00
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Increase Appropriated Fund Balance

SW1	Appropriated Fund Balance	\$	1,886.00
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2017 Fiscal impact increase	\$	1,886.00
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WHEREAS, Water District 2 has requested a budgetary appropriation to cover an emergency water leak repair and support rod on water tank, and now therefore be it RESOLVED that the following budgetary appropriation be made:

Increase Appropriation

SW2.8340.400	Transmission/Distribution contractual	\$	5,322.00
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Increase Appropriated Fund Balance

SW2	Appropriated Fund Balance	\$	5,322.00
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2017 Fiscal impact increase	\$	5,322.00
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Town of Kent Highway Department
Richard T. Othmer, Jr., Highway Superintendent
62 Ludington Court
Kent Lakes, New York 10512
(845) 225-7172 fax (845) 225-9464
E-mail: highway@townofkentny.gov

November 21, 2017

Town of Kent Supervisor Maureen Fleming
Kent Town Board Members
25 Sybil's Crossing
Kent Lakes, NY 10512

Subject: Purchase of a used Hamm HD-12 5 Ton Roller, S/N H1395101

Dear Supervisor Fleming and Kent Town Board Members,

We have the opportunity to purchase subject roller from a local business for an extremely reasonable price that has been properly maintained and is in very good condition for the purchase price of \$12,000.00. The backup paperwork of comparables from Public Bid will follow illustrating the great value of this machine as compared with similar 5 ton rollers for sale.

We presently pave our long stretches of road utilizing our private contractors bid awardees. However, this is not cost effective when paving our smaller stretches of road which we now do in house with our new paver. NYS DOT recommends that Town roadway new pavement should be compacted and rolled with a five ton roller of which we now presently have to rent.

This would be paid for with funds from the current 2017 Highway Budget. I would like this to be put on the December 19th Town Board Meeting for approval. As the year winds down if we do not have the funds to cover the purchase this year I would like to purchase the roller early next year so it will be available for the spring blacktop season. This addition to our fleet will enable us to competently tackle all jobs large and small resulting in a quality product.

Please do not hesitate to contact me with any questions.

Sincerely,

Richard T. Othmer, Jr.
Kent Highway Superintendent

FRED ADAMS JR., INC.

691 Farmers Mills Road
CARMEL, NEW YORK 10512
(845) 225-8123

CUSTOMER'S ORDER NO		PHONE		DATE	
NAME		12-10-17			
ADDRESS		TOWN OF Kew			
PROPOSED SALE					
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D.
					PAID OUT
QTY.	DESCRIPTION			PRICE	AMOUNT
	I FRED ADAMS				
	SELL 2005 Hamm				
	Roller AS IS				
	For The Sum of				
	12,000				
	Serial # H-1395101				
	Fred Adams				
	R 10 -			\$12,000	
RECEIVED BY				TAX	
				TOTAL	

D PRODUCT 610T

1601

All claims and returned goods must be accompanied by this bill.

THANK YOU



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2004 HAMM HD12VV Compaction Machine

HAMM HD12VV

Price: 13,500 USD ☐ USD ☒

Stock #: 630

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Shipping Quote

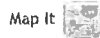


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909-454-3607



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Email: *

Phone: *

Preferred Contact: ☐ Phone ☒ Email

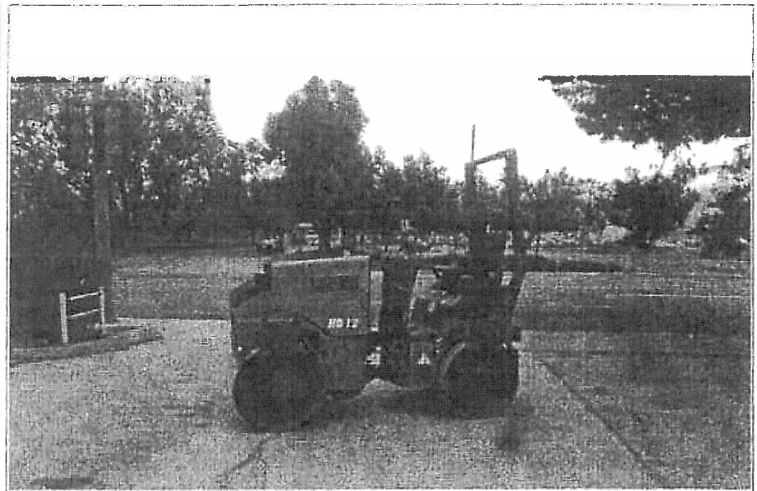
Location: City State

Country: United States

Message: *

fdEbaB

Type the characters.



General Specs

Stock #: 630

Price: 13,500 USD ☐ USD ☒

Item Loc: Colton, CA USA

Additional Specs

Hrs: 1,914

Detailed Description

47" 3-5 TON VIBRATORY COMPACTOR IN VERY GOOD ORIGINAL CONDITION AND COMES WITH OPEN ROPS, SEAT BELTS, GOOD STRONG WATER SPRAY SYSTEM AND THE EVER RELIABLE AIR COOLED TIER 2 EPA DEUTZ POWER. SHE HAS ONLY 1900 ORIGINAL HRS AND HAS BEEN WELL MAINTAINED, HORSEPOWER: 27, ENGINE MAKE: DEUTZ

VeriTread Freight



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2012 HAMM HD13 VV Compaction Machine

HAMM HD13 VV

Price: 34,757 USD USD

Stock #: 10033114

S/N: H2010696

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800-877-3687



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Third Floor
GREENWICH, CT 06831
USA

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Phone: *

Preferred Contact: ☐ Phone ☒ Email

Location: City State

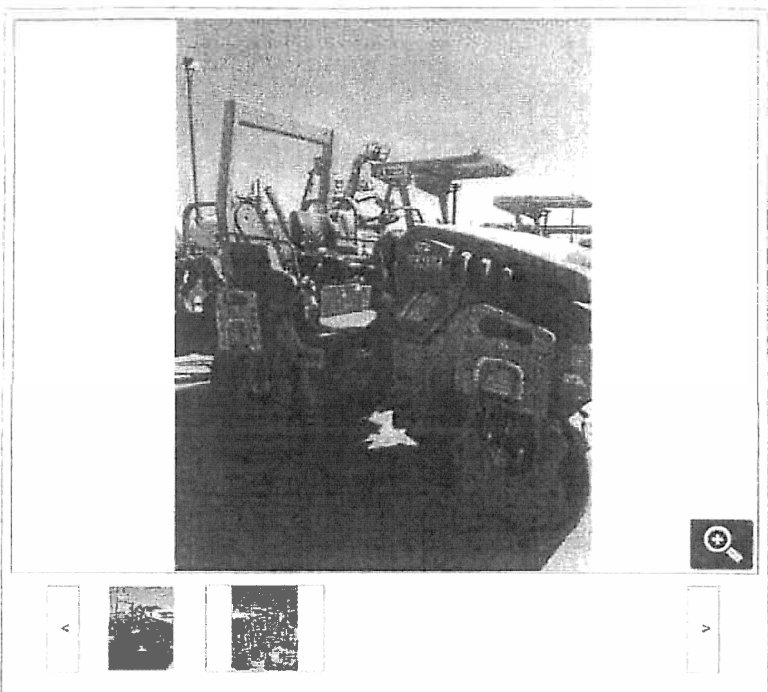
Country: United States

Message: *

BD8BFc

Type the characters.

Submit



General Specs

Stock #: 10033114

Item Loc: Lubbock, TX USA

S/N: H2010696

Price: 34,757 USD USD

Additional Specs

Hrs: 720

Detailed Description

2012 HAMM HD13 VV Double Drum Rollers Double Drum Rollers Roller 3-5 Ton Double Drum Smooth



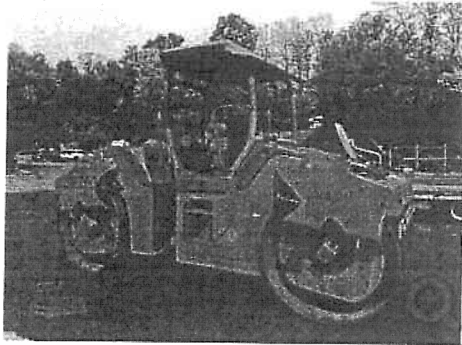
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7672** **CLICK
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2010 HAMM HD140VVHF



All (42) Phc (40) Vide (2)



Final Bid:
\$26,600

Number of Bids: 86

Opened At: USD \$100

**Sale Ended: Wed,
Sep 27, 2017 11:42
AM**

Contact Information

Peak Equipment

South

Plainfield,

New Jersey

07080

Phone: (908)

434-7013

Contact:

Emil

Pescatore

Machine

Location:

South

Plainfield,

New Jersey

07080

RESOLUTION #22
Year 2017

Date: November 9, 2017
From: The Kent Planning Board
To: The Kent Town Board:
Maureen Fleming, Supervisor - w/Att.
Scott Chin
Paul Denbaum
Bill Huestis
Jaimie McGlasson
CC: W. Walters, Building Inspector - w/Att J. Ramos - w/Att.
L. Cappelli, Town Clerk - w/Att Finance Department - w/Att.
Re: Request to Accept Erosion Control Bond
Eric Arell, Kentview Drive, Kent, NY; TM: 10.20-1-71

Resolved: On November 9, 2017 the Kent Planning Board reviewed material submitted by Mr. John Karell, who represented Mr. Eric Arell, the owner of the property mentioned above. Mr. Karell requested that the Kent Planning Board accept an Erosion Control bond in the amount of \$12,890.00. This project involves construction of a single-family residence.

Mr. McDermott asked for a motion to forward a request to the Kent Town Board to take the above action. The motion was made by Mr. Tolmach and seconded by Mr. Lowes. The roll call vote was as follows:


Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they pass a resolution decreeing that the above actions be taken.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on November 9, 2017.

Dated: November 9, 2017



Vera Patterson
Planning Board Secretary

RECEIPT

DATE

Dec. 7, 2017

No.

152550

RECEIVED FROM

Erie, Que. Co. / T.M. 10.20-1-71\$12,890.⁰⁰/₁₀₀

DOLLARS

Surety Bond / Western Surety \$12,890.00☐ FOR RENT☒ FORErosion Cont. of Bond - T.M. 10.20-1-71

ACCOUNT

PAYMENT

BAL. DUE

☐ CASH☐ CHECK☐ MONEY ORDER☐ CREDIT CARD

FROM

U. Patterson

TO

E. Groff

BY



**ROHDE, SOYKA
& ANDREWS**
Consulting Engineers, P.C.

40 Garden Street
Poughkeepsie, NY 12601
Phone: (845) 452-7515 Fax: (845) 452-8335
E-Mail Address: jmangarillo@rsaengrs.com

Wilfred A. Rohde, P.E. • Michael W. Soyka, P.E. • John V. Andrews, Jr., P.E.

Memorandum

To: Planning Board
Town of Kent

Attn: Michael McDermott
Chairman

From: Julie S. Mangarillo, P.E., CPESC

Subject: Erosion Control Plan

Date: September 14, 2017

Project: Arell ECP – Kentview Drive
TM # 10.20-1-71

The following materials were reviewed:

- Letter prepared by John Karell, Jr., P.E., dated August 16, 2017
- Short Environmental Assessment Form (EAF) signed 7/5/2017
- SWPPP, prepared by John Karell, Jr., P.E., no cover sheet, no revision date
- Notice of Intent, signed 7/11/2017, revised since last submittal
- MS4 SWPPP Acceptance Form, with Sections I and II completed.
- Erosion Control Cost Estimate prepared by John Karell, Jr., P.E., revised August 13, 2017
- Alternate driveway locations and profiles.
- Drawings prepared by John Karell, Jr., P.E., including
 - S-1 Site Plan, 6/26/2017, revised 8/16/2017
 - S-2 Erosion Control, Steep Slope Plan, Sight Line Plan, revised 8/16/2017
 - EC-1 Erosion Control & Steep Slope Details/Notes, revised 8/16/2017
 - D-1 Details, dated June 26, 2017

The project proposes construction of a single family house, driveway, septic and well. Information provided indicates the lot has Putnam County Health Department approval for well and septic, however copies of the permits have not been provided. This project previously received approval in 2006.

New or supplementary comments are shown in **bold**.

The subject Erosion and Sediment Control Plan is not approved. The following comments are provided for the Planning Board's consideration from a comment memo dated August 10, 2017:

1. The proposed project is within the NYCDEP East of Hudson watershed and will disturb more than 5,000 SF of land. A Town of Kent Erosion & Sediment Control Permit is required as well as coverage under NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002.
7. A site visit was conducted on Tuesday August 1, 2017. The following was noted:

- c. Kentview Drive is steep at this location (15%). A culvert may be beneficial to allow road drainage to pass. Richard Othmer, Highway Superintendent should be consulted regarding this. – **Acknowledged.**
- 8. Refer to the Drawings:
 - b. Show on the drawing if there are any existing driveways opposite this parcel on Kentview Drive.
 - i. **Response letter indicates driveways across Kentview Dr are shown. None could be located on the drawings. Please review.**
 - e. For footing and roof drains - Consider longer riprap stabilization at outlet or provide calculations that stabilization shown is sufficient. **Provide detail of riprap stabilization.**
 - i. **Detail of riprap stabilization could not be located on the drawings.**
 - f. Provide detail on retaining wall. Retaining walls higher than 4 feet require design calculations.
 - i. **Retaining wall detail has been provided. Provide a note on the drawing detail that maximum height is four feet, as indicated in the response letter.**
- 10. Provide copies of Health Department approvals for septic and well.
 - a. **Response letter indicates this is in progress.**
- 11. The new driveway will require approval by Town of Kent Highway Superintendent.
 - a. **Acknowledged.**
- 12. The applicant is responsible for full payment of actual costs of erosion control inspections. An initial inspection fee deposit of \$1000 is to be paid to the Town in accordance with the Town of Kent Fee Schedule.
 - a. **Acknowledged.**

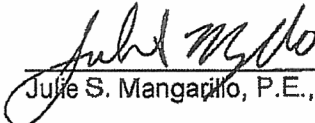
New Comments:

- 1. On Drawing EC-1, Area Map, remove "vacant" from neighboring lot, TM 10.20-1-70.
- 2. Provide additional sediment barrier protection along northeasterly property line (downhill) during construction. Some recommendations include a double line of silt fence, temporary swale to direct runoff away from property line until retaining wall is installed, construct retaining wall at beginning of construction sequence, or combination of those suggestions. Adjust site plan and notes as needed.
- 3. Applicant's engineer has looked at alternative driveway scenarios. The option selected does appear to require the least fill and maximize sight distance.
- 4. Drainage away from the house at the eastern corner (front corner, not driveway-side) should be considered. The grading also shows steeper than 3:1 slopes, therefore erosion control blanket will be required for stabilization.
- 5. Provide a detail for the yard basin proposed at the end of the driveway. The yard drain will also require inlet protection during construction. A yard basin should be considered

Memorandum
Arell ECP
TM # 10.20-1-71
September 14, 2017
Page 3 of 3

where the driveway pipe and roof/footing pipe intersect as a clean-out. Calculations should be provided to show the 6" pipe will be large enough to carry runoff from the driveway and roof. The combined flow may need larger pipe size.

6. With the concentration of the roof runoff and driveway runoff to a single discharge point, (and possible from the front corner of the house) consideration should be given to providing a berm or level spreader to keep as much runoff on-site and reduce the likelihood of concentrated runoff flowing onto downhill properties.
7. We have prepared a bond estimate of ^{12,890.00}~~\$11,631.39~~, attached. However, at this time we do not recommend approving this bond estimate until the Highway Superintendent can provide his review.


Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
Bill Walters via email
05-261-999-95

Bruce Barber via email
Neil Wilson via email

RESOLUTION #25
Year 2017

Date: December 14, 2017

From: The Kent Planning Board

To: The Kent Town Board:
Maureen Fleming, Supervisor - w/Att.
Scott Chin
Paul Denbaum
Bill Huestis
Jaimie McGlasson

CC: W. Walters, Building Inspector - w/Att J. Ramos - w/Att.
L. Cappelli, Town Clerk - w/Att Finance Department - w/Att.

Re: Request to Return An Erosion Control Bond and Review fees for
Robert Morini, China Circle Court, Kent, NY; TM: 42.08-1-2

Resolved: On December 14, 2017 the Kent Planning Board discussed a request from Patrice Morini, the widow of Mr. Morini, the owner of the property mentioned above, to return an erosion control bond in the amount of \$5,871.24 and review fees for the property noted above. The property has been inspected and found to be stabilized.

Mr. McDermott asked for a motion to forward a request to the Kent Town Board to take the above action. The motion was made by Phil Tolmach and seconded by Michael McDermott. The roll call vote was as follows:

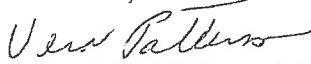
Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they pass a resolution decreeing that the above actions be taken.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on December 14, 2017.

Dated: December 14, 2017



Vera Patterson
Planning Board Secretary



**ROHDE, SOYKA
& ANDREWS**
Consulting Engineers, P.C.

40 Garden Street
Poughkeepsie, NY 12601
Phone: (845) 452-7515 Fax: (845) 452-8335
E-Mail Address: jmangarillo@rsaengrs.com

Wilfred A. Rohde, P.E. • Michael W. Soyka, P.E. • John V. Andrews, Jr., P.E.

Memorandum

To:	Planning Board Town of Kent	Attn:	Michael McDermott Chairman
From:	Julie S. Mangarillo, P.E., CPESC	Subject:	Erosion Control— Permit close-out
Date:	December 14, 2017	Project:	Morini ECP – China Circle West TM #42.8-1-2

The following materials were reviewed:

- Cover letter prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated November 22, 2017
- Notice of Termination with "Qualified Inspector Certification - Final Stabilization" signed 12/14/2017

The project proposed construction of a new single-family house, septic system, well and driveway. In order to access the parcel, the minimally improved private road will require additional improvements. The parcel is located in the R-80 zoning district. The project received re-approval in May 2017

The following is offered for consideration by the Planning Board:

1. No work has been done on the property. The applicant is requesting the permit be closed out and the erosion control bond returned.

2. Stabilization Inspection:

A stabilization inspection was conducted for this project on December 8, 2017 along with Bruce Barber. The inspection confirmed no disturbance associated with this project has occurred.

The parcel remains fully stabilized in accordance with NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-15-002.

3. Notice of Termination (NOT):

The project received coverage under NYSDEC GP-0-15-002, which is still valid. Submitting the completed NOT (including completed MS4 sign-off on Page 2) to NYSDEC will close-out coverage under NYSDEC GP-0-15-002 and the Town of Kent Erosion Control Permit. Having the 'Qualified Professional' sign the Notice of Termination fulfills the requirement per Town of Kent Town Code, Chapter 66, §66-6.K(5) for a certification of completion of work.

A NYSDEC Notice of Termination (NOT) form was submitted by the applicant to the Town. The 'Qualified Professional' signed the NOT to fulfill the requirements of §66-6.K(5).

Memorandum
Morini ECP
TM # 42.8-1-2
December 14, 2017
Page 2 of 2

The NOT has not been signed by the owner/operator at this time. We recommend receipt of NOT with owner/operator signature as a condition of the bond release by the Town Board. Once we have received the NOT with owner/operator signature, the MS4 sign-off will be provided.

4. Erosion Control Bond:

Per Chapter 66, §66-7.A(2) regarding return of the erosion control bond: "The security shall remain in full force until the applicant and/or developer is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance..."

The site was not disturbed as part of this project. We recommend the two-year waiting period be waived. We recommend the bond be returned, subject to receipt of the Notice of Termination with owner/operator signature.

Please let us know if you have any questions. Thank you.


Julie S. Mangarillo, P.E., CPESC

cc: Planning Board via email
William Walters via email
Bruce Barber via email
Neil Wilson via email
John Watson, PE, Insite Engineering, via email
11-261-999-124

RESOLUTION #26

Year 2017

Date: December 14, 2017

From: The Kent Planning Board

To: The Kent Town Board:
Maureen Fleming, Supervisor - w/Att.
Scott Chin
Paul Denbaum
Bill Huestis
Jaimie McGlasson

CC: W. Walters, Building Inspector - w/Att J. Ramos - w/Att.
L. Cappelli, Town Clerk - w/Att Finance Department - w/Att.

Re: Request to Return An Erosion Control Bond for
The Licari-Limitone Property, 14 Lorne Court, Kent, NY; TM: 22.-02-05

Resolved: On December 14, 2017 the Kent Planning Board discussed a request from Mr. & Mrs. Limitone, the owners of the property mentioned above, to return an erosion control bond in the amount of \$4,095.00 for the property noted above. The property has been inspected and found to be stabilized.

Mr. McDermott asked for a motion to forward a request to the Kent Town Board to take the above action. The motion was made by Phil Tolmach and seconded by Stephen Wilhelm. The roll call vote was as follows:

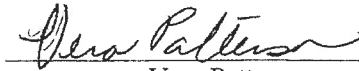
Michael McDermott, Chairman	<u>Aye</u>
Dennis Lowes, Vice Chairman	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>
Stephen Wilhelm	<u>Aye</u>

The motion carried.

The Planning Board respectfully asks that, if the Town Board is in agreement, they pass a resolution decreeing that the above actions be taken.

I, Vera Patterson, Planning Board Secretary of the town of Kent, County of Putnam, State of New York, do hereby certify that the foregoing is a true excerpt from the minutes of a meeting of the Planning Board of the Town of Kent held on December 14, 2017.

Dated: December 14, 2017


Vera Patterson
Planning Board Secretary



**ROHDE, SOYKA
& ANDREWS**
Consulting Engineers, P.C.

40 Garden Street
Poughkeepsie, NY 12601
Phone: (845) 452-7515 Fax: (845) 452-8335
E-Mail Address: jmangarillo@rsaengrs.com

Wilfred A. Rohde, P.E. • John V. Andrews, Jr., P.E.

Memorandum

To: Planning Board, Town of Kent **Attn:** Michael McDermott, Chairman

From: Julie S. Mangarillo, P.E., CPESC **Subject:** Steep Slopes and Erosion & Sediment Control – Stabilization Inspection

Date: October 27, 2017 **Project:** Licari-Limitone Rear Yard Grading
TM: 22-2-5, Lorne Ct

This project included the re-grading of a backyard of an existing single-family home. Approximately 18,000 SF of land was disturbed as part of this project. The final plans approved by the Planning Board were prepared by Putnam Engineering, last revised 1/20/2016. The project received coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-15-002.

A stabilization inspection was requested by the property owner to close-out the Town of Kent Erosion Control Permit and the Notice of Termination (NOT) for the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-15-002.

A Notice of Termination (NOT) including 'Qualified Inspector Certification-Final Stabilization' and 'Owner or Operator Certification' was submitted via email on October 23, 2017.

A stabilization inspection was conducted by Town representatives on October 20, 2017. Present at the site were Bruce Barber, PWS, Cert. Ecologist, Planning Board environmental consultant and Julie Mangarillo, P.E., CPESC, Planning Board engineering consultant.

It was noted that some changes to the approved plan were made. The gravel driveway has been paved. The grass swale along the northern property line was upgraded to a stone-lined swale. A stone-lined swale was added at the bottom of the cut slope along the southern side of the lawn.

Per the approved plan, the cut slope along the southern side of the lawn area was to be re-graded to a 2:1 slope. It does not appear that occurred, at least not for the entire length of the cut slope. Based on observation and comparison to photos from the initial site visit in December 2015, there has been little, if any, restoration done to the cut slope. Seed has been spread and has started to germinate in some of the less steep sections (closer to driveway) but it will be difficult to establish permanent vegetation on the steep sections due to the slope. There is evidence of on-going erosion.

Based on these observations, this area of the property has not achieved "final stabilization". Per definition in GP-0-15-002 final stabilization "means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such

as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement".

For that reason, we cannot recommend MS4 sign-off on the Notice of Termination at this time.

If the property owners do not want to re-grade the slope to 2:1 as per the approved plan, then alternate, more aggressive stabilization measures will be required to establish permanent vegetative cover on the steep slope.

The side slope on the northern property line, and to a lesser extent the eastern slope, has multiple rivulets/gullies which will continue to concentrate runoff down the slope and could contribute to erosion during rain events. Typically when rivulets form on slopes, they are filled in or smoothed out prior to vegetating. In this case, there is already vegetative growth and does not appear to be worsening at this time. For long term maintenance, the owner may wish to repair it or provide regular inspections and re-seed as necessary over time.

The top of the slope to the east (rear) has a crack along the top, likely due to slope instability. While this does not immediately affect vegetative stabilization, it is a concern. The property owners should be concerned with long term stability of the slope. If the property owner's engineer can certify to the Town despite the evidence of the crack that the slope has achieved long-term stability, then additional repair of the slope will not be required.

The relatively flat lawn area has grown in well and is considered fully stabilized.

Per Chapter 66, §66-7.A(2) regarding return of the erosion control bond: "The security shall remain in full force until the applicant and/or developer is released from liability by the Town, provided that such period shall not be less than two years from the date of final acceptance..." The date of final acceptance is to be determined. Upon request, the Planning Board may consider reducing the waiting period.



Julie S. Mangarillo, P.E., CPESC

Attachments: Photos

cc: Planning Board, via email
William Walters, Building Inspector, via email
Bruce Barber, via email
Paul Lynch, PE, Putnam Engineering, via email
15-261-999-146



Lake Carmel Fire Department

851 Route 52
Carmel, NY 10512

Phone: (845) 225-3730 – Fax: (845)225-0460



Chief

David Churchill
Jr.

1st Asst. Chief

TJ Donohue

President

P.J. Ryan

Vice President

Ed Schaeffler Jr.

2nd Asst. Chief

Justyn Lewis

December 3, 2017

To : Town of Kent Supervisor Maureen Flemming , Town Board members,

I would like permission to add Cooper Hillyer to the membership of the Lake Carmel Fire Department . Feel free to contact me at anytime . Cell – 845 290 2180 .Thank you .

Respectfully ,

Chief David M.Churchill Jr.

Lake Carmel Fire Department

Timothy J. Curtiss

Attorney at Law

20 Church Street
Carmel, New York 10512
Tel.: (845) 225-5500
Fax: (845) 225-5946
tcurtisspc@gmail.com

December 11, 2017

By First Class Mail and Email

Lana Capelli
Kent Town Clerk
25 Sybil's Crossing
Carmel, New York 10512

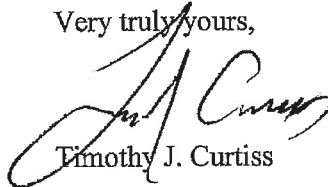
Re: Resignation of Timothy J. Curtiss, Esq.

Dear Ms. Cappelli:

I currently serve as the Town Attorney in Parts Two General Litigation and Part 3 Town Prosecutor. Due to my election as Town Judge, I am required to resign my position as Town Attorney for General Litigation and as Town Prosecutor as of December 31, 2017. Please accept my resignation, effective as of December 31, 2017, and take any action that is necessary to effectuate my resignation from such position.

Thank you for the opportunity to work with all of you over the past years.

Very truly yours,



Timothy J. Curtiss

Subject: Stepping Down

Date: Thursday, December 7, 2017 at 8:57:06 AM Eastern Standard Time

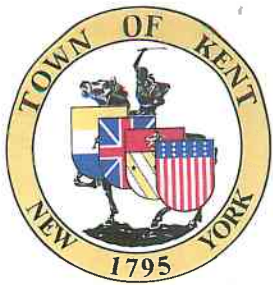
From: Neil Wilson

To: Maureen Fleming

CC: Planning Kent, Michael McDermott

Maureen, I am belatedly following up on our telephone conversation of a few weeks ago to confirm that I will be stepping down as Town Planner at the end of this year. I will be joining the law firm of Mackey Butts and Wise in the New Year and therefore returning to the full-time practice of law. It has been a pleasure to be of service to the Town, and I cannot truly express my appreciation for the faith and confidence you, Mike, and the members of the Town Board and Planning Board have in my work. I wish you and the rest of my friends and colleagues in the Town all the best.

Neil A. Wilson, Esq., President
LRC Planning Services, LLC
8 Morehouse Road
Poughkeepsie, New York 12603-4010
Tele: 845-702-3542
Fax: 855-410-3503



CODE ENFORCEMENT

OF THE TOWN OF KENT, PUTNAM COUNTY, N.Y. 10512
845-306-5598

December 14, 2017

From: Zoning Enforcement Officer, Town of Kent:
To: Supervisor Fleming, Town board members, Town of Kent:
Subject: Violation requiring town corrective action:

Enclosed please find violation issued by the undersigned and bids for correction.

Location requiring correction and lowest bid for site:
91 Salem Road, Tax Map # 33.34-1-43. Lowest bid is in the amount of \$500.00 and all bids are enclosed.

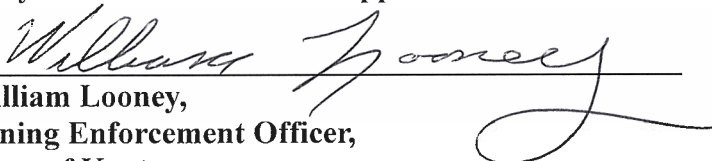
Site owner has responded to Notice of Violation but will not correct the violation.

A bid has been proposed by Putnam Handyman Construction in the amount of \$991.00.

A bid has been proposed by F.I. Adams Incorporated in the amount of \$500.00.

Dirt and Demolition Guys did not submit a bid.

For your consideration and approval:



William Looney,
Zoning Enforcement Officer,
Town of Kent.



COPY

**CODE ENFORCEMENT
OF
THE TOWN OF KENT, PUTNAM COUNTY, N.Y. 10512
845-306-5598**

ORDER TO REMEDY VIOLATION

Location: 91 Salem Rd Kent, NY

Map NO: 33.34-1-43

Date: 11/28/2017

TO:

John Zumbo
91 Salem Rd
Carmel, NY 10512

Rising Star Realty and Property Management Inc.
1750 East Main Street,
Mohegan Lake, N.Y. 10547.

PLEASE TAKE NOTICE: THERE EXISTS A VIOLATION OF:

Town of Kent Municipal Code\Chapter 55 A Property Maintenance Code\11 Subs B-1-A-
Rubbish

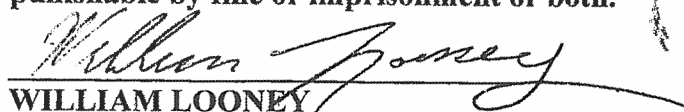
at premises hereinafter described in that:

**RUBBISH: OWNER/AGENT HAS FAILED TO MAINTAIN SITE FREE OF RUBBISH AS
DESCRIBED BY CODE.**

OWNER/AGENT MUST REMOVE ALL SUCH DESCRIBED DEBRIS FROM SITE.

**OWNER/AGENT MUST NOTIFY THIS OFFICE WITHIN TEN DAYS OF A PROPOSAL
TO REMEDY THE AFOREMENTIONED VIOLATION. IF THE REMEDY IS NOT
FORTHCOMING THE TOWN OF KENT WILL CONTRACT WITH A VENDOR TO
CORRECT THE VIOLATION AND THE FEE CHARGED WILL BE CHARGED TO THE
PROPERTY OWNER OR THE TAX ASSESSMENT LEVIED ON THE SITE.**

**YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and
remedy the conditions above mentioned within ten days from this date. Failure to remedy
the conditions aforesaid and to comply with the law and may constitute an offense
punishable by fine or imprisonment or both.**


WILLIAM LOONEY

WILLIAM LOONEY
ZONING ENFORCEMENT
OFFICER TOWN OF KENT

PUTNAM HANDYMAN CONSTRUCTION

282 Towners Rd Carmel NY 10512 putnamhandyman@yahoo.com (914) 588-7555 PC:5478

December 14, 2017
William Looney
25 Syil's Crossing
Kent Lakes NY 10512
codeenforcementtownofkentny2@gmail.com
kentcodes@gmail.com

Dear Bill,

Here is the proposal for the proper cleanup at 91 Salem Rd

PHC

- Remove all debts on premises and dispose of
- Clean out overgrowth
- Blow off affected areas and the driveway

Total Job Price \$991

We propose to complete the work in a professional and timely manner. This proposal is good for 30 days. Thank you again for allowing us to submit this proposal and we look forward to hearing from you soon.

Thank you,

Timothy Proctor
Owner/Operator

610 Route 292
Holmes, NY 12531 Fiadamsinc@gmail.com
(845)-855-3733 (914)760-8959

FI Adams, Inc.

Estimate

For: Town Of Kent
kentcodes@gmail.com
91 Salem Road
Carmel, NY

Estimate No: 135
Date: 12/14/2017

Description	Quantity	Rate	Amount
Remove garbage from 91 Salem Road	1	\$500.00	\$500.00
	Subtotal		\$500.00
	TAX 0%		\$0.00
	Total		\$500.00
Total			\$500.00





**WARNING!!!
VANDALIZING, TRESPASSING
OR DEFACING THIS PROPERTY
WILL BE PROSECUTED TO THE
FULL EXTENT OF THE LAW.**

THIS PROPERTY IS MANAGED BY:

**Rising Star Realty & Property Management, Inc.
1750 East Main Street, Mohegan Lake, NY 10547
www.NYREOExperts.com Phone: 914-243-4885**

**You may receive a reward if you report someone damaging this property or
removing the appliances and they are arrested and prosecuted.
Contact Police & Our Office If You Have Information.**

IMP
We found
11/1/12
report to
has the right
property is
Mortgage Sec.





REAL PROPERTY DATA COLLECTOR

DISTINGUISHING FEATURES OF THE CLASS: This is a combination of office and field work of a routine but exacting nature which requires the collection of real property data, particularly on residential properties, according to standard guidelines as set forth by the New York State Office of Real Property Tax Services and the New York State Board of Real Property Tax Services (formerly the Board of Equalization and Assessment). Duties include verification and processing of accumulated data for the purpose of making real estate appraisals for tax assessments, and performing calculations of property values based on the data collected. Work is performed under general supervision of the Town Assessor, and technical direction may be received from higher level Assessor's Office employees. Supervision of others is not a requirement. Performs related work as required.

TYPICAL WORK ACTIVITIES: (Illustrative only)

Conducts inspections, in the field and/or by photograph, of buildings and parcels for verification purposes;
Verifies measurements and information of new construction, additions and existing structures, and updates Assessor's records accordingly;
Reviews building plans, inspections, in the field and/or by photograph, to verify structure characteristics;
Collects data on ownership and parcel identifications;
Checks validity of all data and records changes;
Completes standard property cards describing essential characteristics of each parcel, and sketching building and structure details;
Provides information and assistance to the public;
Performs related clerical functions as needed;
May calculate property values from standard formulas;
Performs a variety of related activities as required.

FULL PERFORMANCE KNOWLEDGES, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS: Good knowledge of basic arithmetic; some knowledge of building materials and construction; ability to record figures accurately and legibly; ability to conduct effective inspections; ability to establish and maintain effective, cooperative, and professional working relationships; ability to use tact when dealing with the public; good observation; mental alertness.

MINIMUM QUALIFICATIONS: Either

- a) Graduation from high school or possession of a comparable diploma and one (1) year of work experience in structural construction, inspection of residential buildings, data collection requiring continual public contact, clerical

--over--

REAL PROPERTY DATA COLLECTOR (cont'd)

processing of real property data, real property management or sales, or closely related experience; or

- b) Graduation from high school or possession of a comparable diploma, and a minimum of twelve (12) weeks of training relative to data collection skills and duties, as provided by the New York State Office of Real Property Tax Services, as well as demonstrated ability to perform such skill and duties as determined by a certified Assessor or a recognized real property assessing firm; or
- c) An equivalent combination of training and experience as described in a) and b) above.

SPECIAL REQUIREMENT:

Access to transportation may be required to complete possible field work assignments in a timely and efficient manner.

Subject: Vacation Time

Date: Wednesday, December 6, 2017 at 11:26:29 AM Eastern Standard Time

From: Assessor

To: Maureen Fleming, Bill Huestis, Paul Denbaum, Jaime Mcglasson, Scott Chin

Dear Supervisor Fleming and Town Board Members,

Due to the fact that our office is currently sending out exemption renewal applications for Enhanced STAR, Senior Citizens, Non-Profits etc., I respectfully request that the balance of my vacation time be carried over to 2018.

I currently have 48.5 hours banked and will try to use some of it over the holidays but it would be burdensome on the operation of the office to use them by the end of the year.

Thank you for your consideration,

Paul

Paul E. Jonke, IAO

State Certified Assessor

Office: (845) 225-8020

assessor@townofkentny.gov



Re: Armstrong Solar, LLC
 114-116 Mooney Hill Rd, Kent, NY 12563 / Parcel ID: 01200000030090000000
 Town of Kent
 November 21, 2017



To Whom It May Concern:

This notice is to inform you that Cypress Creek Renewables ("the developer") intends to construct a solar energy system within your municipality. The solar energy system will be located at 114-116 Mooney Hill Rd, Kent, NY 12563. Please see the attached description of Cypress Creek Renewables and Community Solar in New York State for some more context on this proposed solar energy system.

New York State ("NYS") Real Property Tax Law ("RPTL") § 487 provides for a 15-year exemption from taxation for any increase in value of real property due to the installation of certain solar energy systems. Under NYS RPTL § 487, Solar or Wind Energy Systems Exemption, the developer is required to provide written notification to the appropriate local taxing jurisdictions upon execution of an interconnection agreement with a utility. This letter serves to notify the Town of Kent that Armstrong Solar, LLC has executed an interconnection agreement with New York State Electric & Gas.

Per NYS RPTL § 487, a municipality that intends to request that a developer enter into a Payment in Lieu of Taxes (PILOT) agreement must inform the developer of this intent within 60 days of receiving this notification. While the solar energy system may not be subject to taxation in this regard, Cypress Creek Renewables hopes to enter into acceptable PILOT agreements with all appropriate taxing jurisdictions including the Town of Kent for property taxes for the first 15-years of the project's life.

Cypress Creek Renewables expects to make a large investment in the construction of the project, including substantial investment in the local economy. These benefits of the project to the local community would not only occur during the initial investment and construction phase of the project, but would continue throughout the life of the project through ongoing operational expenses, job creation, and substantial PILOT revenue at the local level. These benefits to the local economy would occur with minimal draw on community resources such as emergency services, schools, roads, etc.

We would like to meet with you to discuss the possibility of establishing a PILOT agreement and will be reaching out soon to coordinate potential meeting logistics.

Respectfully,

Ben Broder
 Cypress Creek Renewables
 990 Rte. 134, Ste. 300
 Clifton Park, NY 12065
ben.broder@ccrenew.com

* Estimates based on the National Renewable Energy Laboratory's Jobs and Economic Development Impact (JEDI) model

Cypress Creek Renewables

Cypress Creek Renewables (CCR) is a developer and long-term owner/operator of solar projects located in states across the U.S. CCR is the leader in 'local solar' and partners with communities and utilities to provide widespread access to affordable, clean energy. CCR's local solar solutions produce energy at or below market costs, while our locally based development strategy allows us to deploy solar where the power is needed most.

With well over \$2 billion raised and invested and over 5 gigawatts of local solar farms deployed or in development (enough to power 1.3 million homes), CCR is the largest and fastest-growing dedicated provider of local solar farms. We believe solar energy is a vital part of our nation's clean energy future. We promote U.S. energy independence and energy security through affordable renewables production and the reduction of our country's dependence on fossil fuel.

Community Solar in New York State

New York State has made renewable energy adoption a top priority, and cities and towns across the state are joining the movement to make clean, reliable energy both accessible and affordable. On August 1, 2016, the New York State Public Service Commission approved The Clean Energy Standard, which requires 50 percent of New York's electricity to come from renewable energy sources, such as solar, by 2030. According to Governor Cuomo, this "first-ever state mandate will more than double renewable resources, slash carbon emissions, protect the environment and grow the clean energy economy". Solar power is reliable and sustainable, and when it is generated on a small utility-scale solar farm, it also becomes affordable and easily accessible.

The Benefits of Small Utility-Scale Solar Farms:

- Small utility-scale solar farms are small enough to not significantly impact the landscape.
- A 2MW community solar farm will generate enough electricity to service approximately 500 local homes and businesses.
- Small utility-scale solar farms require no investment on the part of local citizens – in fact, they actually contribute to the economic health of the community in the form of PILOT payments and jobs creation.
- Once built, small utility-scale solar farms supply clean, renewable power to the communities in which they are located at or below current market energy rates.

Community Solar in the Town of Kent

CCR is considering developing a community solar farm in the Town of Kent. One 2MW solar farm represents a multi-million dollar local investment, can provide meaningful municipal revenue over the 20+ year life of the facility, and will provide enough renewable and locally produced energy to power approximately 500 homes. The electricity generated by a community solar farm would be available for all residents, businesses and even your municipality to be sold at or below current prices.

Photovoltaic (PV) solar is a proven safe technology that has been turning sunshine into energy for over 50 years. Our projects are designed, built and operated to the same rigorous standards as current energy suppliers. A solar farm represents zero carbon, zero air emissions, requires no water, and once constructed requires no local supporting infrastructure.

Peder Scott Proposal

11

Phil Tolmach <bestscapes@hotmail.com>

Mon 12/18/2017 10:17 AM

Inbox

To:Maureen Fleming <jmccglasson@townofkentny.gov>; 'Bill Huestis' <bhuestis@townofkentny.gov>; Paul Denbaum
'Scott Chin' <schin@townofkentny.gov>; 'Jaime McGlasson'

Town of Kent Councilmembers,

I watched the recent meetings of your board and the submission of the proposal to build two hotels, etc., in Kent. I would like to give you my input on your decision to be the "lead agency" on this project. First, I should say I have a great interest in bringing a hotel(s) to Kent, in fact when I was a member of the Putnam County Visitor's Bureau I suggested trying to do just what's being given us.

I know I speak for all the members of the Planning Board when I suggest that if the Town Board is interested in aiding the implementation of this project and speeding it along, then you should vote against being the "lead agency". As the applicant admitted in your meeting, sooner or later the applicant will have to come before the Planning Board. I think you will all understand that the members of the Planning Board have much more experience and training in evaluating proposals for new building and development in the Town, including all the facets of the applicant's submission that they mentioned at the meeting; SEQRA, traffic, water and pollution issues, noise, etc. If you vote against becoming "lead agency" it will in no way prevent any of you, individually or as a Board, to suggest solutions, ask questions, or interact with the Planning Board or the applicant at any time or in any way . I assure you that all Town Board members are welcome to attend any Planning Board meeting and voice their opinions. If you accept the onus of "lead agency", there will end up being numerous issues that your Board will evaluate, and because they're related to issues the Planning Board will have to evaluate, we will have to review some of the same things you do, just slowing down any final approval of the project.

Mike McDermott e-mailed Town Consultant Neil Wilson to get his opinion about this issue and Mr. Wilson wrote Supervisor Fleming to help clarify the situation. I reprint the entire e-mail below.

Good morning Maureen.

Mike McDermott forwarded your email of Monday regarding the Route 52 presentation by Peder Scott. Apparently that must have happened last night. In looking at the email you used an out-of-date email for me. This email address is the correct one.

The site is located in the IOC District which allows a broad range of uses, including outdoor recreation, hotels, retail, warehousing, restaurants, and gas stations (which sounds like a truck stop to me). The code provides that all of those

uses would be subject to site plan approval by the Planning Board.

In considering the role of the Town Board in the SEQRA review process I have to ask if he is looking to add some additional use that would require a zoning amendment from the Town Board? In the absence of a zoning amendment or some other approval from the Town Board the Board would, as most, be an "interested" agency as that term is used in SEQRA.

An interested agency is one that does not have any permit or approval authority over an action but may have an interest in following the review process. By contrast, an "involved" agency is one that has a permit or approval authority over an action such that it has a direct interest in the review process. The distinction is important since only an involved agency may be designated as the lead agency to coordinate the environmental review of a project.

Are they asking for a zoning amendment or some other discretionary approval from the Town Board?

I could write a tome on the overall approval process, but I will need to understand what they may be asking for first. Once I have a better understanding as to what they are looking for I can lay out a potential path for the approval process.

Perhaps we can schedule a telephone interview.

The acceptance by the Town Board as "lead agency" may also open up the town to future liabilities and litigation. The Planning Board welcomes your responses and we know you will make the right decision for the Town of Kent. And, of course, the Planning Board will evaluate the best way to install a traffic light at Ludingtonville Rd. and 52. Thank you.

Phil Tolmach for the entire Planning Board.